

47 Weatherby Road, Norwich

Minors & Brady

47 Weatherby Road

Norwich

Contemporary living, impressive energy efficiency and a larger-than-average garden combine to create a fantastic family home on the edge of this popular modern development. Enjoying a peaceful position with a pedestrianised frontage and attractive field views, this well-presented end-terrace townhouse offers over 1,300 sq. ft. (stms) of versatile accommodation arranged across three floors. The heart of the home is a spacious sitting room that flows seamlessly into a superb garden room, creating an ideal space for everyday living and entertaining alike. Three generous double bedrooms provide flexibility for growing families, guests or those working from home, with the principal suite occupying the top floor and benefiting from a dressing area and stylish ensuite. Outside, the landscaped rear garden is larger than many found on the development, while a detached garage, driveway parking, EV charger and solar panels further enhance this exceptionally well-rounded home.

- Well-presented end-terrace townhouse extending to over 1,300 sq. ft. (stms)
- Peaceful position with pedestrianised frontage and field views
- Spacious sitting room opening directly into a year-round garden room
- Modern fitted kitchen with space for appliances and ample storage
- Three generous double bedrooms arranged over three floors
- Principal bedroom suite with dressing area and contemporary ensuite
- Ground floor cloakroom, family bathroom and ensuite shower room
- Larger-than-average landscaped rear garden offering excellent privacy
- Detached garage, driveway parking and EV charging point
- Solar panel system with 11kW battery storage providing enhanced energy efficiency

M&B








YORKSHIRE TEA

47 Weatherby Road

Norwich

The Location

Weatherby Road, in the popular NR5 area of Norwich, offers an excellent balance of convenience, connectivity and a quieter pace of life. Particularly appealing to families, professionals and those connected to the University of East Anglia or Norfolk and Norwich University Hospital, the location provides easy access to both while remaining removed from the hustle and bustle of the city centre. Regular bus services run nearby, making travel into Norwich simple and convenient, whether for work, study or leisure.

For day-to-day living, everything you need is close at hand. Longwater Retail Park is just a short drive away, offering supermarkets, popular retailers, restaurants and essential services. Schools, healthcare facilities, gyms and leisure centres are all within easy reach, making the area well-suited to a wide range of buyers.

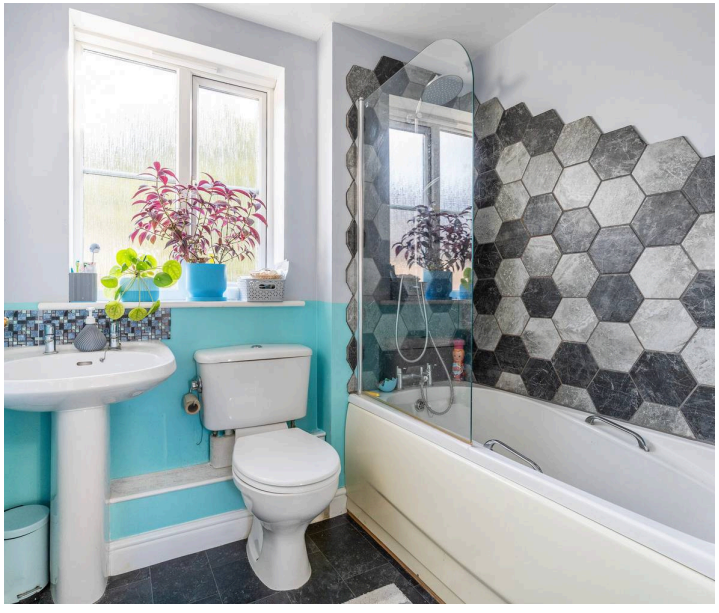
The location also benefits from excellent transport links, with straightforward access to the A47 providing convenient routes across Norfolk and beyond. For those commuting or travelling regularly, this level of connectivity is a major advantage.

Despite its accessibility, the area enjoys a quieter setting, surrounded by attractive countryside and pleasant outdoor spaces. Nearby Eaton Park is perfect for walking, running and family days out, whilst the neighbouring village of Bawburgh offers a charming rural escape. Here, residents can enjoy scenic walks and the highly regarded Kings Head pub, a popular destination for food and drinks with friends and family.

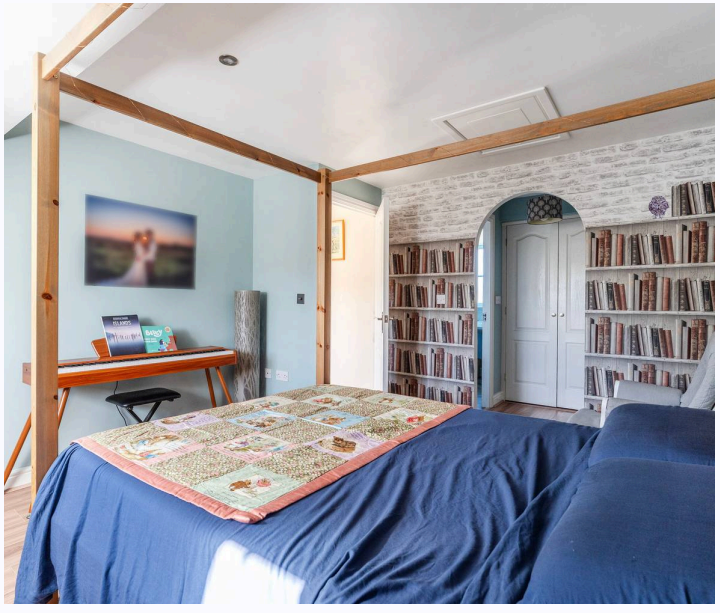
M&B













47 Weatherby Road

Norwich

Weatherby Road, Norwich

Occupying a sought-after position on the fringes of the development, this attractive end-terrace townhouse enjoys a quieter setting with a pedestrianised frontage and open views towards neighbouring fields. Designed with modern family life in mind, the property offers spacious and thoughtfully arranged accommodation extending to over 1,300 sq. ft. (stms), complemented by excellent outdoor space and an impressive range of energy-efficient features.

The welcoming entrance hall provides access to the main living spaces and immediately sets the tone for the home, with a light and practical layout throughout. The fitted kitchen offers an extensive range of storage and preparation space, together with space for appliances, making it perfectly suited to both day-to-day living and entertaining. To the rear, the generous sitting room serves as the focal point of the property, offering ample space for seating and dining while opening directly into the garden room. Benefiting from a warm roof and views across the garden, this versatile extension creates an additional reception space that can be enjoyed throughout the seasons.

The upper floors continue to impress, providing three well-proportioned double bedrooms arranged across two levels. The first floor offers flexible accommodation that could equally suit family bedrooms, guest space or home working requirements, all served by a well-appointed family bathroom.

M&B







47 Weatherby Road

Norwich

Occupying the entire second floor, the principal bedroom suite creates an attractive retreat, complete with a dedicated dressing area, fitted wardrobes, a contemporary ensuite shower room and far-reaching views across the adjacent fields.

Externally, the property enjoys one of its most appealing features in the form of a larger-than-average landscaped rear garden. Designed to offer both practicality and privacy, there is plenty of space for outdoor dining, entertaining, children's play equipment or simply relaxing in the sunshine. Mature planting and established borders add colour and interest throughout the year, whilst gated access leads conveniently to the parking area beyond.

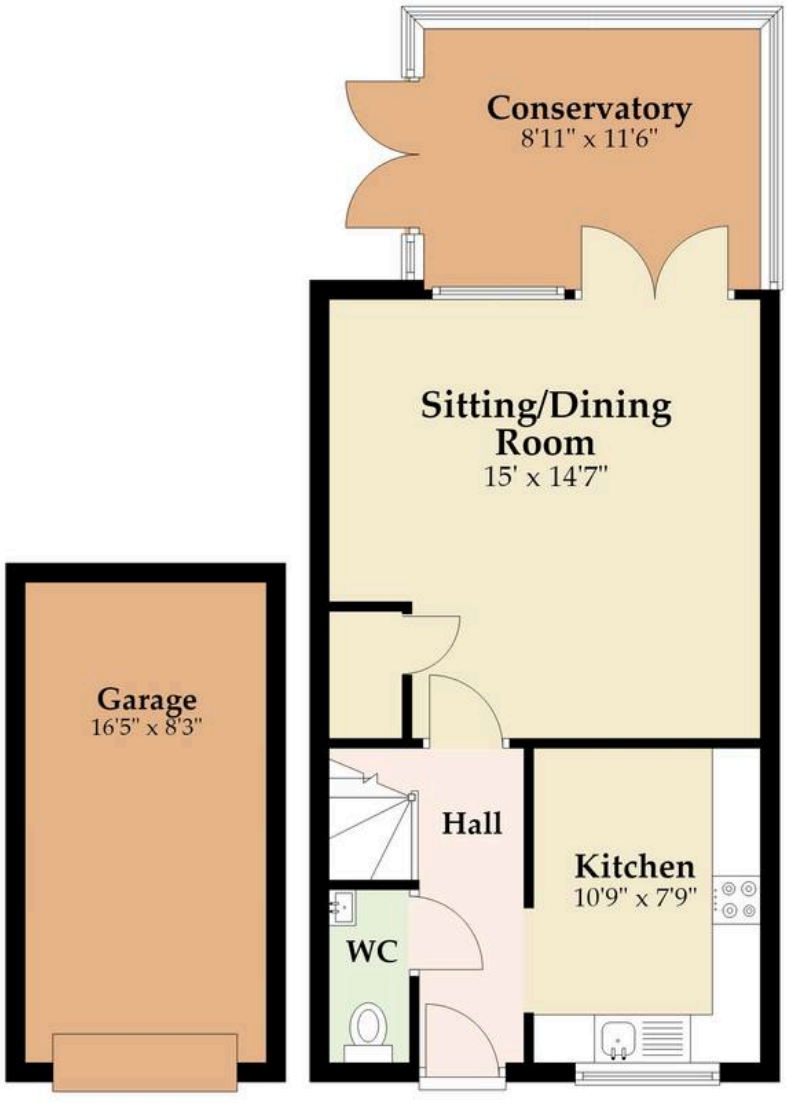
The property's practical credentials are further enhanced by a detached garage, driveway parking, an EV charging point and a solar panel system with battery storage, helping to reduce running costs while supporting modern, sustainable living.

Agent's Note

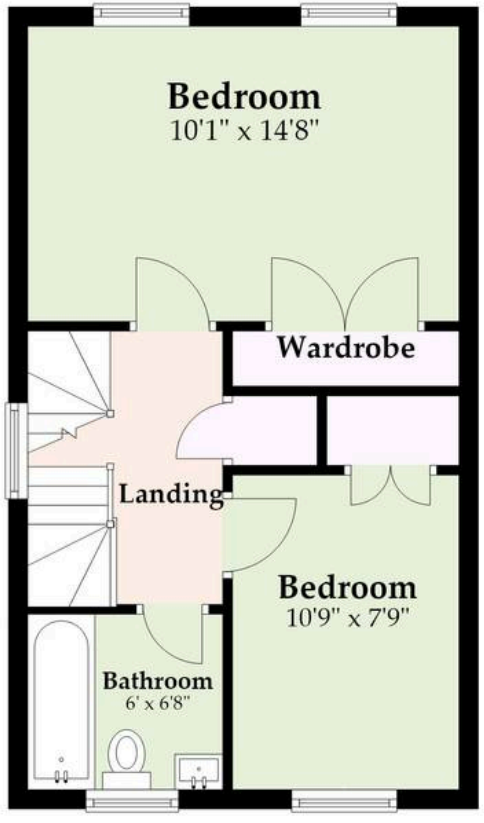
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

M&B

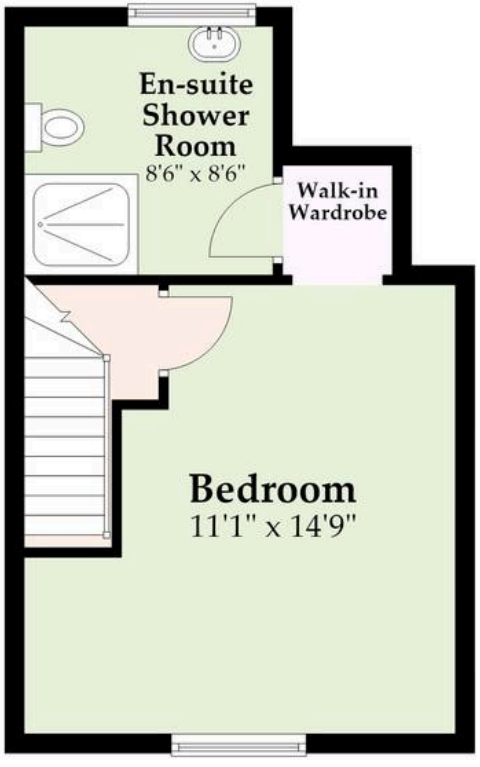
Ground Floor
Approx. 613.5 sq. feet



First Floor
Approx. 383.6 sq. feet



Second Floor
Approx. 323.6 sq. feet



Total area: approx. 1320.7 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality.*



Meet *Liam*
Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market

norwich@minorsandbrady.co.uk | 01603 365085 | 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk